

**CITY OF PENDERGRASS**  
**COMPREHENSIVE PLAN UPDATE**

JUNE 2007

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## **PURPOSE**

The purpose of this Partial Update to the Comprehensive Plan is to help Pendergrass address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The city is planning to start the full Update to the Comprehensive Plan in the Fall of 2007 and to adopt it in the spring of 2009.

This Partial Update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior minimum Planning Standards for the state of Georgia.

A Public Hearing was held on June 26, 2007. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow resident an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Development Center.

It is expected that the Pendergrass City County will adopt the Partial Update by resolution in September of 2007, after it has been found to be in compliance with the planning requirements by the Georgia Department of Community Affairs (DCA).

## **Assessment of quality community objectives**

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements”. The analysis below uses the *Quality Community Objectives Local Assessment Tool* created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

### **Development patterns**

Traditional neighborhoods, in fully development, sense of place, regional identity, and transportation alternatives are Quality Community Objectives relating to development patterns. Pendergrass’s zoning ordinance has several districts which allow for multiple uses and traditional neighborhood developments. Senses of place is encouraged through preserving the Historic Downtown area and ordinances regulating signage, preserving trees, and safeguarding farmland. Currently there are sidewalks in Pendergrass. Also, the community requires sidewalks in new developments and resident can easily walk around town. For a more complete assessment of development patterns see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

### **Resource conservation**

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resources are the most important factors leading to the character and quality of life in the City. The City actively protects its valuable farmland. The town does have a greenspace ordinance, and does encourage greenspace set-asides in new developments. The city does have a conservation subdivision ordinance. For a more complete assessment of resource conservation see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to the report.

### **Social and Economic Development**

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. Pendergrass is a very small city that is working toward putting in place the prerequisites for the type of growth it wants. In the Fall of 2007 the City will begin working on a full Comprehensive Plan Update at the advanced planning level. The Social and Economic Development QCOs will be evaluated in detail at that time. For a more complete assessment of social and economic development see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

### **Governmental Relations**

Local self-determination combines with regional cooperation to form the governmental relations objective. Pendergrass has clear development guidelines and has recently reviewed and updated its zoning ordinance. Pendergrass’s elected officials understand

the land-development process. The City shares services with several local governments. For a more complete assessment of governmental relations see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.\

## **Areas Requiring Special Attention**

Jackson County is among the fastest growing counties in Georgia. A first step in preparing the city of Pendergrass for this growth is identifying “Areas Requiring Special Attention”. Existing land use patterns and trends were evaluated within Pendergrass and in areas that are likely to be annexed within the planning period. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development throughout the City. Also included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment may be needed. The Areas Requiring Special Attention are described below and are identified on the map in Figure 1.

### **Natural and cultural resources**

This section describes Pendergrass’s abundant natural and cultural resources.

#### ***Floodplains and Water Resources***

There are several small streams in Pendergrass. There is also a Floodplain along Allen Creed. Development potential is significantly limited in this area.

#### ***Historic Town Center***

The historic areas in Pendergrass are its most prized resources. The Historic Town Center is located at the Crossroads Of Highway 332 and Old Gainesville Highway. The City Hall Library and Fire Station are located in the Town Center. These old buildings represent the image of Pendergrass. These valuable historic areas will likely experience infill development and modification to existing structures.

#### ***Agricultural Areas***

Agriculture is important to the economy and quality of life in Pendergrass. There are several large tracts of land that are dedicated to farming activities. These tracts contribute significantly to the rural aesthetic and open spaces of Pendergrass. The rural landscape and agricultural use of these areas will be at risk as development pressure increases.

### **Developable Areas**

Because of the rapid pace and low density of projected growth over the next 20 years in Jackson County, all of Pendergrass’s developable land is likely to develop within the next twenty years. Development will challenge the community’s ability to provide adequate infrastructure, community facilities, and services.

#### ***Anticipated Change of Land Use***

Rapid development is likely to occur on the large undeveloped areas adjacent to highway 129. Commercial development pressure along the highway and residential development behind the commercial is expected.

***Infill development opportunities***

In 2000, nearly 80% of the acreage in Pendergrass was agricultural. Much of this agricultural land could be considered underdeveloped and are candidates for infill development. These ranches and pastures are very important to the quality of life in Pendergrass. These areas are among the City's most valued resources. Several undeveloped properties within the City will be identified when the Existing Land Use Map is updated as part of the Community Assessment portion of the full Comprehensive Plan Update.

**Redevelopment Areas and Disinvestment Areas**

There are no longer areas of substandard or deteriorating housing within the City of Pendergrass. However, there are several individual mobile homes and single family homes distributed throughout the City that appear to be deteriorating.

**Brownfields**

There are no brownfields within the small city of Pendergrass.

## **Issues and Opportunities**

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities*, and a survey of community leaders and stakeholders. The full Update to Comprehensive Plan will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list. The full Update will also use an extensive Community Participation Program to choose which issues are the highest priorities for Pendergrass to address.

### **Rapid Growth**

Jackson County is one of the fastest growing counties of the State of Georgia. It is expected that Jackson County will continue to grow at a faster rate than the region. How the city of Pendergrass is impacted by this growth is dependant on the policies and strategies the city adopts over the next few years.

### **Economic Development**

Pendergrass has a limited economy and depends heavily on nearby cities and the region for employment and services. However, as the demand for development increases in the Pendergrass area, the local economy will experience profound changes. As the population increase, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

### **Natural & Cultural Resources**

The character of Pendergrass is closely tied to the quality of its natural and cultural resources. Preserving the rural atmosphere is essential to maintaining and improving quality of life.

**Disappearing Farmland and Rural Scenery** Farmland will disappear as residential and commercial growth approaches Pendergrass.

**Historic Resources** The City of Pendergrass has a wealth of historic resources. The historic resources provide the unique character of the town and could for the foundation of an economic development campaign emphasizing tourism.

**Air Quality** The Atlanta metropolitan area has fallen out of compliance with the Clean Air Act's air quality standards. While Jackson County does not fall into the non-attainment area, the nearby counties of Hall and Barrow County do. As the Atlanta metropolitan area expands up I-85 into Jackson County, the County and its Cities need to adopt land use, transportation, and other policies to ensure that the County does not fall out of compliance with air quality standards.

### **Facilities and Services**

**Growing Demand for Public Services** A rapidly growing population can put a strain on public facilities and services. The City has the opportunity to plan ahead for growth by

developing and maintaining a Capitol Improvements Plan that includes parks, transportation, public safety, and all other public facilities and services.

**Water and Sewer** Pendergrass does not provide sanitary sewer. As development spreads toward Pendergrass from I-85, sewer has come with it. The availability of sewer has changed development patterns dramatically.

### **Housing**

**Housing Types** There is insufficient mix of housing sizes, types, and income levels within Pendergrass. The majority of housing in Pendergrass is single family detached homes. There is an adequate supply of affordable housing to serve current residents. There is some housing available for upper income households.

**Housing conditions** There are scattered housing units throughout Pendergrass that are in poor condition. The City should encourage reinvestment and infill over developing existing farmland.

### **Land Use**

**Incompatible Land Uses** There are no existing Incompatible land uses in the unincorporated county surrounding the City.

**Public Spaces** Pendergrass has several attractive public spaces designed for community gatherings, social interactions, arts activities, and performances. An open-air pavilion or other public gathering space would serve as a community focal point. Community events foster a sense of community and small town appeal.

**Regional Growth Pressure** It is anticipated that future growth in Jackson County will profoundly impact the City of Pendergrass. The trend of now associated commercial development located along main arteries for convenient automobile access. As properties within Pendergrass and adjacent to its borders develop, the character of the City, its infrastructure, and its ability to provide public services will be affected.

### **Transportation**

**Traffic congestion** traffic will increase along highways 129 and 332 as the population of Jackson County continues to increase. Though the existing road network is operating satisfactorily, it is anticipated congestion will become a major issue is not addressed.

**Pedestrian Network** There are sidewalks in the City of Pendergrass. As traffic congestion increases additional sidewalks in the historic downtown will become an important safety consideration. The City has developed a sidewalk installation program. Pendergrass has the opportunity to ensure that streets and sidewalks in new developments are connected to those in neighboring parts of the Community and to develop a local trail network.

### **Intergovernmental Coordination**



Coordination between Pendergrass and Jackson County is necessary to further the implementation of each local government's long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full Updated to the Comprehensive Plan that will begin in the Fall of 2007.

## **Implementation Program\**

### **Short Term Work Program**

The Short Term Work Program identifies specific implementation actions the City intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

Each item in the Short Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short Term Work Program for Pendergrass is presented in the table on the following pages. The List of Accomplishments for the 2002 Short Term Work Program is included in Appendix II of this Partial Update to the Comprehensive Plan.

## **Project Description**

### **Natural and Historic Resources**

Update and revise policies and strategies concerning natural and historic resources as an important part of the full Comprehensive Plan Update.

*Begin 2007- to be completed 2009. The estimated cost is \$500. The funding source is Local. The City is the responsible party.*

### **Economic Development**

Update and revise policies and strategies concerning economic development as part of the full Comprehensive Plan Update.

*Begin 2007- to be completed 2009. The estimated cost is \$2,000. The funding source is Local. The City is the responsible party.*

Participate in creating a strategy for county-wide public involvement in economic development matters.

*Begin 2007- to be completed 2012. The estimated cost is \$250. The funding source is Local. The City is the responsible party.*

### **Housing**

Evaluate housing needs based on revised population projections and public involvement.

*Begin 2007- to be completed 2009. The estimated cost is \$2,000. The funding source is Local. The City is the responsible party.*

### **Community Facilities**

Investigate opportunities for financing sidewalks.

*Begin 2008- to be completed 2008. The estimated cost is \$0. The funding source is local.*

### **Land Use and GIS**

Create checklist for plan review process.

*Begin 2007- to be completed 2008. The City is the responsible party.*

Fully Update Comprehensive Plan at the advanced planning level.

*Begin 2007- to be completed 2009. The estimated cost is \$11,000. The funding source is local. The City is the responsible party.*

\*Local Funds for this project already included in the Comprehensive Planning Budget.

### **Long Term and Ongoing Activities**

The City of Pendergrass is active in several ongoing activities intended to improve intergovernmental cooperation. The Municipal Association of Jackson County meets every month. The mayor of Pendergrass and all the municipalities in the County meet to discuss current issues in the County. For example, in June 2007 the mayors and staff will prepare their respective economic development plans. These plans will be presented to the Jackson County Government Roundtable. The Government Roundtable is another regular activity intended to improve intergovernmental coordination. The group meets quarterly and includes all the municipalities, and the County. Also, the mayor of Pendergrass serves on the Board of the Chamber of Commerce along with the other mayors in the County.

### **Policies**

The following policies are designed to help City officials and staff in the decision-making process. They are based on the Georgia Department of Community Affairs' State Planning Recommendations and input from officials and stakeholders. The policies address community issues and opportunities and provide the foundation for the policies to be developed in the full Update to the Comprehensive Plan to start in the Fall of 2007.

The policies will help the City to adjust to regional growth pressure and apply to areas within the existing city limits and areas to be annexed in the future.

### **Economic Development**

- \* We will target reinvestment on highway 129 to encourage private sector redevelopment and accommodate future growth.
- \* We will encourage the development of the Historic Town Center as a vibrant center for culture, festivals, and recreation.
- \* Our community will accommodate new development while enhancing existing local assets.
- \* We will work closely with Jackson County in the planning of developments near Pendergrass so as to protect the area within the current City limits and to provide nearby employment and shopping opportunities.
- \* We will target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.

### **Natural and Cultural Resource**

- \* The protection and conservation of our community's resources will play an important role in the decision-making process.

\* We will incorporate the connection, maintenance, and enhancement of greenspace in all new development.

\* Land and transportation networks will be developed and managed to ensure the quality of our air and water.

\* We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.

\* We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, farmland, and valuable historic resources.

### **Financial and Services**

\* We will invest in parks, trails, and open space to encourage private reinvestment in our community.

\* We will limit the amount of development within our community to areas that can be reasonably served by public infrastructure.

\* Our community will use planned infrastructure to support areas identified as suitable for development.

\* Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.

\* We will coordinate public facilities and services with land use planning to reduce development pressure on agricultural lands and preserve farmland.

\* We will ensure that new development does not cause a decline in locally adopted level of service and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

### **Housing**

\* We will stimulate infill housing development in existing neighborhoods.

\* We will promote walkable, safe neighborhoods.

\* We will provide pleasant, accessible public gathering places.

\* We will encourage parks and community facilities to be located as focal points in neighborhoods.

\* We will work toward improving substandard or dilapidated housing in our community.

\* We will encourage residential development that adds to the diversity of our housing stock.

## **Land Use**

\* Green space will be integral facets of our community's land use.

\* We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.

\* We will encourage the use of landscaping, lighting, signage, underground utilities, and building design to add value to our community.

\* Our gateways and corridors will create a "sense of place" for our community.

\* Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial developments.

\* We will review land planning and development concepts that may be new to our area, but have been successful in other places.

\* We will encourage developments that provide a mix of shopping, housing, and jobs.

\* We will reduce the adverse visual impact of the automobile in both commercial and residential areas of our community.

\* Commercial nodes should contain business development sites of various sizes to accommodate a variety of business.

## **Transportation**

\* We will encourage transportation corridors that support multiple modes of transportation and enhance the aesthetic of the community.

\* We will address the location, vehicular/ pedestrian/ open space design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure, and development pattern of the community.

\* We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.

\* Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship, and urban design.

\* We will encourage walking, biking, car-pooling, and other sustainable transportation choices.

### **Intergovernmental Coordination**

\* We will share services and information with other public entities within the jurisdiction.

\* We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.

\* We will pursue joint processes for collaborative planning and decision-making.



## **Appendix I: Quality Community Objectives Local Assessment**

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural, and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give the community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may identify a need showing how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measure to meet local goals.

*Development patterns*

**Traditional Neighborhoods**

**Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.**

**STATEMENT**

1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district. – YES. Comments: Mixed uses are allowed in the Planned Community Development (PCD), Central Business District (CBD) and mixed use Commercial District.
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process. – YES. No comments.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. –YES. No comments.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in summer. –YES. No comments.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. –YES. Comments: Streets and parks department responsible for.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. –YES. Comments: New developments are required to have sidewalks.
7. In some areas, several errands can be made on foot, if so desired. –YES. Comments: Small scale errands. Post Office. Visiting neighbors, etc.
8. Some of our children can and do walk to school safely. –NO. Comments: n/a- no school in Pendergrass.
9. Some of our children can and do bike to school safely. –NO. Comments: n/a- no school in Pendergrass.
10. Schools are located in or near neighborhoods in our community. –YES. Comments: North Jackson Elementary.

### **Infill Development**

**Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**

#### **STATEMENT**

1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. –YES. No comments.
2. Our community is actively working to promote Brownfield redevelopment. –NO. Comments: N/A – no brownfields
3. Our community is actively working to promote greyfield redevelopment. –NO. Comments: N/A – no greyfields
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along major road.) –NO. No comments.
5. Our community allows small lot development (5000 SF or less) for some uses. – YES. No comments.

### **Sense of Place**

**Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.**

#### **STATEMENT**

1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics. –YES. No comments.
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas. –YES. No comments.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas. –YES. Comments: All Areas are regulated to some degree.
4. We have ordinances to regulate the size and type of signage in our community. – YES. Comments: Building codes.

5. If applicable, our community has a plan to protect designed farmland. –NO. No comments.

### **Transportation Alternatives**

**Alternatives to transportation by automobile, including mass transit, bicycles routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**

### **STATEMENT**

1. We have public transportation in our community. –NO. No comments.
2. We require that new development connects with existing development through a street network, not a single entry/exit. –NO. No comments.
3. We have a good network of sidewalk to allow people to walk to a variety of destinations. –YES. Comments: Have sidewalk requirements in regulations. When new development comes they will be required to have sidewalks.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. –YES. Comments: Required for most non-rural/ exurban developments.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible. –YES. No comments.
6. We have a plan for bicycle routes through our community. –YES. No comments.
7. We allow commercial and retail development to share parking areas wherever possible. –YES. No comments.

### **Regional Identity**

**Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.**

#### **STATEMENT**

1. Our community is characteristic of the region in terms of architectural styles and heritage. –YES. No comments.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. –YES. No comments.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal). –YES. No comments.
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership. –NO. No comments.
5. Our community promotes tourism opportunities based on the unique characteristics of our region. –YES. No comments.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education. –YES. No comments.

### ***Resource Conservation***

#### **Heritage Preservation**

**The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.**

#### **STATEMENT**

1. We have designated historic districts in our community. –NO. No comments.
2. We have an active historic preservation commission. –NO. No comments.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening. –NO. No comments.

### **Open Space Preservation**

**New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.**

1. Our community has a greenspace plan. –YES. No comments.
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development. –YES. No comments.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community. –NO. No comments.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. –YES. No comments.

### **Environmental Protection**

**Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of and area should be preserved.**

### **STATEMENT**

1. Our community has a comprehensive natural resources inventory. –YES. No comments.
2. We use this resource inventory to steer development away from environmentally sensitive areas. –YES. No comments.
3. We have identified our defining natural resources and have taken step to protect them. –YES. No comments.
4. Our community has passed the necessary part V Environmental Ordinances, and we enforce them. –YES. No comments.
5. Our community has and actively enforces a tree preservation ordinance. –YES. No comments.
6. Our community has a tree-replanting ordinance for new development. –YES. No comments.

7. We are using stormwater best management practices for all new development. – YES. No comments.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.) –YES. No comments.

### ***Social and Economic Development***

#### **Growth Preparedness**

**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

#### **STATEMENT**

1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. –YES. Comments: Well be updated in new Comprehensive Plan.
2. Our local governments, the local school board, and other decision-making entities use the same population projections. –YES. No comments.
3. We have a Capital Improvements Program that supports current and future growth. –YES. No comments.
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community. – YES. Comments: The Comprehensive Plan Update (2008) will include this analysis.

### **Appropriate Businesses**

**The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.**

#### **STATEMENT**

1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them. –NO. Comments: County-wide Chamber of Commerce and Industrial Development Authority.
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible. –NO. Comments: County-wide Chamber of Commerce and Industrial Development Authority.
3. We recruit businesses that provide or create sustainable products. –YES. No comments.
4. We have a diverse jobs base, so that one employer leaving would not cripple us. –YES. Comments: There are very few employers in the city.

### **Employment Options**

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

#### **STATEMENT**

1. Our economic development program has an entrepreneur support program. –NO. No comments.
2. Our community has jobs for skilled labor. –YES. No comments.
3. Our community has jobs for unskilled labor. –YES. No comments.
4. Our community has professional and managerial jobs. –YES. No comments.



## **Housing Choices**

**A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

### **STATEMENT**

1. Our community allows accessory units like garage apartments or mother-in-law units. –YES. No comments.
2. People who work in our community can afford to live here, too. –YES. No comments.
3. Our community has enough housing for each income level (low, moderate, and above-average incomes). –YES. No comments.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks. –YES. No comments.
5. We have options available for loft living, downtown living, or “neo-traditional” development. –YES. No comments.
6. We have vacant and developable land available for multifamily housing. –YES. No comments.
7. We allow multifamily housing to be developed in our community. –YES. No comments.
8. We support community development corporations building housing for lower-income households. –NO. Comments: Available in nearby Cities.
9. We have housing programs that focus on households with special needs. –NO. Comments: Available in nearby Cities.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. –NO. No comments.

### **Educational Opportunities**

**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

#### **STATEMENT**

1. Our community provides work-force training options for our citizens. –NO. Comments: Available in nearby Cities.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community. –NO. Comments: Available in nearby Cities.
3. Our community has higher education opportunities, or is close to a community that does. –YES. No comments.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. –NO. Comments: Available in nearby Cities.

### ***Governmental Relations***

#### **Local Self-determination**

**Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.**

#### **STATEMENT**

1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. –NO. No comments.
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development. –YES. No comments.
3. We have a public-awareness element in our comprehensive planning process. –YES. No comments.
4. We have clearly understandable guidelines for new development. –YES. No comments.
5. We offer a development guidebook that illustrates the type of new development we want in our community. –NO. No comments.

6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals. –YES. No comments.
7. We have a budget for annual training for planning commission members and staff, and we use it. –NO. No comments.

### **Regional Cooperation**

**Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of transportation network.**

### **STATEMENT**

1. We plan jointly with our cities and county for Comprehensive Planning purposes. –YES. Comments: We work with some other cities in our county.
2. We are satisfied with our Service Delivery Strategies. –YES. No comments.
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff’s Office, schools, water, sewer, other). –YES. No comments.

## **APPENDIX II: Report of Accomplishments**

### 2002-2007 List of Accomplishments

#### **Projects of Activity from Previous STWP**

##### **Natural and Historic Resources**

- Amend zoning ordinance to require vegetative cover replacement of at least 5 percent for all development. However, maintenance of existing vegetation is preferred.

*City, RDC is the responsible party. Year from previous STWP – 2002. Status is complete. Notes: Included in the Land Use Management Code (LUMC).*

- Amend zoning ordinance to provide for river and stream corridor protection, wetland protection, and watershed protection.

*City, RDC is the responsible party. Year from previous STWP – 2002. Status is complete. Notes: Included in LUMC.*

- Produce and provide educational materials about historic preservation.

*Local Historic Society, RDC. Year from Previous STWP – 2004. Status is complete. Notes: Extensive materials on the history of Pendergrass in the city's new library.*

- Amend zoning ordinance and subdivision regulations to provide for conservation subdivisions.

*City, RDC is the responsible party. Year from previous STWP – 2003. Status is complete. Notes: Included in LUMC.*

- Promote the placement of historic buildings in historic downtown.

*City is the responsible party. Year from previous STWP – 2007. Status is N/A. Explanation for postponed or not accomplished project or activity – No historic buildings exist in city. Notes: Many older buildings have been restored.*

- Produce and provide educational materials about historic preservation.

*City, Local Historic Society, RDC is the responsible party. Year from previous STWP – 2005. Status is complete.*

- Amend zoning and subdivision regulations to provide for open space development.

*City, RDC is the responsible party. Year from previous STWP – 2002. Status is complete. Notes: Included in LUMC.*

## **Economic Development**

- Participate in creating a strategy for county-wide public involvement in economic development matters.

*City, Chamber of Commerce is the responsible party. Year form previous STWP – 2007. Status is complete. Notes: Mayor serves on Chamber of Commerce Board.*

## **Housing**

- Develop and adopt ordinance requiring manufactured homes to be placed on permanent foundations.

*City, RDC is the responsible party. Year from previous STWP – 2002. Status is complete. Notes: Included in LUMC.*

- Develop more comprehensive manufactured housing regulations, similar to subdivisions regulations, addressing minimum buffer, landscaping, and structural design requirements.

*City, RDC is the responsible party. Year from previous STWP – 2002. Status is complete. Notes: Included in LUMC.*

## **Community Facilities**

- Build a New City Hall.

*City is the Responsible party. Year from previous STWP – 2005. Status is complete. Notes: New City Hall and Library are an example of creative, adaptive reuse of residential structure.*

- Create a joint public safety office with other cities.

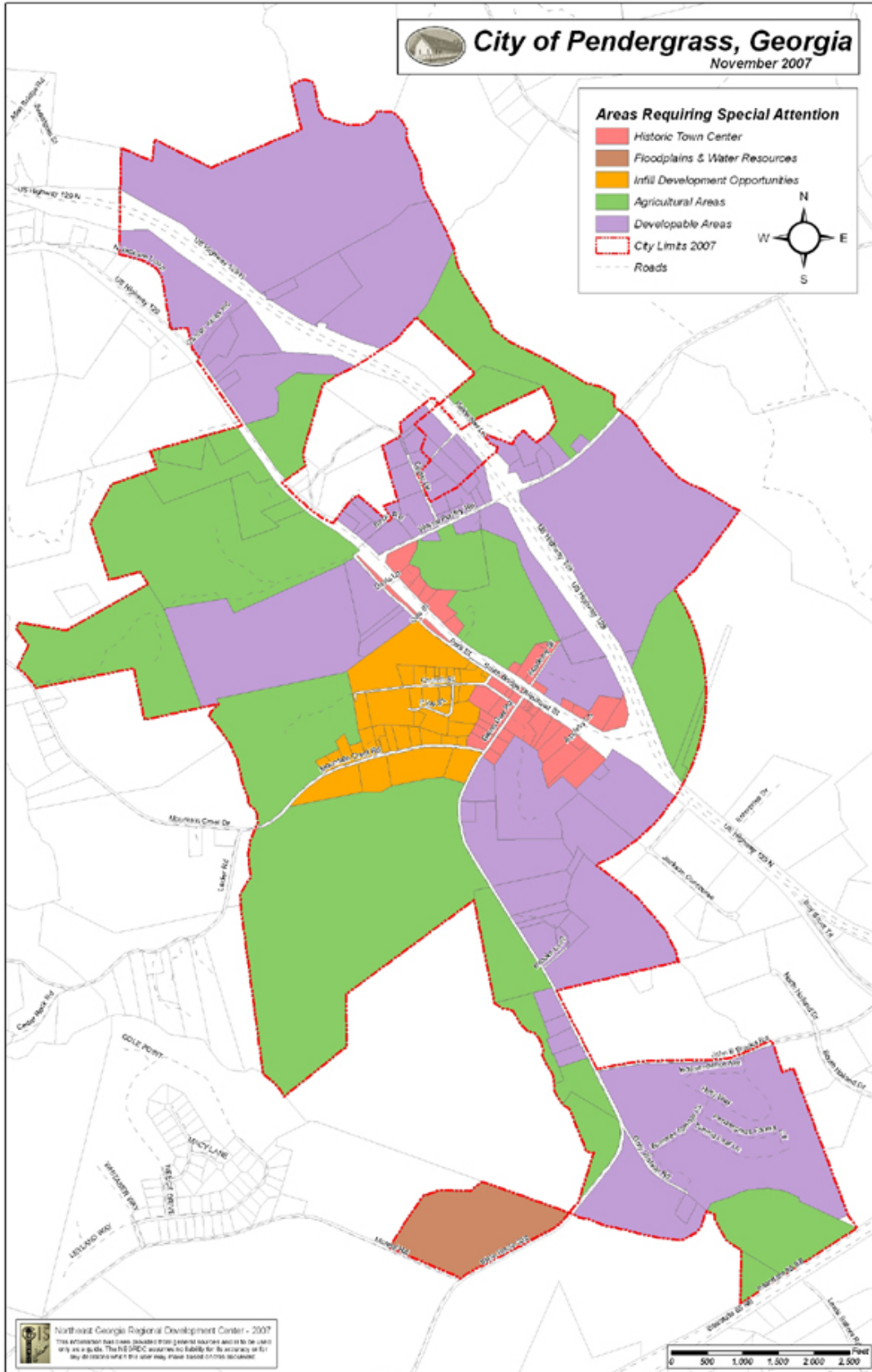
*City is the responsible party. Year from previous STWP – 2003. Status is complete. Notes: City Police Department.*

## **Land Use and GIS**

- Create joint Quad Cities Planning Commission with the cities of Arcade, Jefferson, and Pendergrass.

*City is the responsible party. Year from previous STWP – 2002. Status is complete. Notes: City of Pendergrass no longer participates.*

Figure 1





## THE CITY OF PENDERGRASS

P.O. BOX 95 • PENDERGRASS, GEORGIA 30567 • (706) 693-2494

### RESOLUTION

BE IT RESOLVED that the City of Pendergrass hereby resolves to forward the Comprehensive Plan Partial Update for Jackson County, Georgia to the Northeast Georgia Regional Development Center (RDC) and the Georgia Department of Community Affairs for review, comment, and recommendation.

BE IT FURTHER RESOLVED, that the City of Pendergrass does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on May 29<sup>th</sup>, 2007 and June 26<sup>th</sup>, 2007.

In order to coordinate the review process, the City of Pendergrass further resolves that this Community Assessment and Community Participation Program of the Comprehensive Plan update will be submitted to the Northeast Georgia RDC for review and comment on or about June 7, 2007.

Adopted the 7<sup>th</sup> day of June, 2007.

City of Pendergrass

Ry Russo  
City Administrator

Katherine Bink  
Clerk



# CITY OF PENDERGRASS

A Georgia Municipal Corporation  
Jackson County  
Georgia

## RESOLUTION NUMBER 09-03-31

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Partial Update for the City of Pendergrass, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Pendergrass that the Comprehensive Plan Partial Update for the City of Pendergrass, Georgia dated June 2007, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 31<sup>st</sup> day of March, 2009.

City of Pendergrass

Monk Tolbert  
Monk Tolbert, Mayor

Katherine Adkins  
Clerk